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No. 75.]

PERTH : WEDNESDAY, 31st AUGUST

[1955.]

Chief Secretary's Department,
57 Murray Street, Perth, 16th August, 1955.

C.S.D. 279/51.

HIS Excellency the Governor in Council has amended the Fire Brigades Act Regulations as follows:—

1. By deleting regulation 56 and inserting the following new regulation 56 in its stead:—

56. All payments of £1 and over shall be made by cheque upon the bankers of the Board, signed by any two of the following officers of the Board:—Secretary, accountant, chief clerk, senior clerk.

2. By deleting subregulation (3) of regulation 72 and inserting the following new subregulation (3) in its stead:—

(3) All payments on behalf of the Fund shall be made out of the account or accounts, by means of a withdrawal form or cheque (as the case may require), drawn against the account or accounts and signed by any two of the following officers of the Board:—Secretary, accountant, chief clerk, senior clerk.

J. DEVEREUX,
Under Secretary.

CITY OF PERTH SUPERANNUATION FUND ACT, 1934.

The City of Perth.

By-law No. 17.

Superannuation Fund.

L.G. 508/54.

IN pursuance of the powers in that behalf contained in the City of Perth Superannuation Fund Act, 1934, and of all other powers thereto them enabling the Lord Mayor and Councillors of the City of Perth order that by-law No. 17 (Superannuation Fund) be repealed and the following by-law be substituted therefor:—

1. In this by-law—

“The scheme” means the scheme for the establishment of a superannuation fund for the purpose of providing superannuation allowances and/or pensions for officers and wages employees of the City of Perth which was adopted by the City of Perth on the 1st day of March, 1937, pursuant to section 8 of the City of Perth Superannuation Fund Act, 1934, as amended by the City of Perth Scheme for Superannuation (Amendments Authorisation) Act, 1954.

“Date of amendment” means the date when the scheme as amended by the City of Perth (Amendments Authorisation) Act, 1954, came into operation.

2. (a) The amounts payable to the superannuation fund by contributors shall be regulated by the following scales and such amounts shall be deducted from the salaries and/or wages of the respective contributors in accordance with the provisions of the scheme.

Scale of Contributions.

Female Officers.—£4½ per centum of the average yearly salary of every female officer who is a contributor: Provided that no contribution shall be paid on that portion of a female officer's salary which exceeds £1,248 per annum.

A proportionate part of the contribution of every female officer shall be deducted from her salary at the time when her salary is paid.

Male Officers.—£6 per centum of the average yearly salary of every male officer who is a contributor: Provided that no contribution shall be paid on that portion of a male officer's salary which exceeds £1,248 per annum.

A proportionate part of the contribution of every male officer shall be deducted from his salary at the time when his salary is paid.

Wages Employees.

Present Age Last Birthday.	Weekly Contributions.	
	s.	d.
Up to 29	1	3
30 to 39	1	9
40 to 44	2	6
45 to 49	3	0

Provided that every wages employee who elects to take up one or more units of pension under paragraph 8A (ii) (b) of the scheme shall make weekly contributions in respect of each unit of pension taken up by him at the rate specified in 8A (iii) of the scheme.

(b) Every wages employee who shall be engaged after the date of amendment shall make weekly contributions in respect of each unit of pension taken up by him at the rate specified in 8A (i) (c) of the scheme.

The weekly contributions of every wages employee shall be deducted from his wages at the time when his wages are paid.

3. Every officer who joins the service of the Council after the date of amendment shall sign an application in the following form:—

Name (in full).....
Date of Birth (as on accompanying certificate).....

I, the abovenamed.....
hereby request that I may be admitted as a contributor to the Superannuation Fund and I hereby undertake to be bound in all respects by the terms and conditions of the scheme and the by-laws.

Dated the.....day of....., 19.....

Signature.....

Address.....

Witness.....

4. Every wages employee who is in the employment of the Council at the date of amendment and who elects to take up one or more units of pension pursuant to the provisions of paragraph 8A (iii) of the scheme and every wages employee who joins the service of the Council after the date of amendment shall sign an application in the following form:—

Name (in full).....
Date of Birth (as on accompanying certificate).....

I, the abovenamed.....hereby apply
for.....units of pension with/without widow's benefit and I hereby agree
to be bound in all respects by the terms and conditions of the scheme and
the by-laws.

Dated the.....day of....., 19.....

Signature.....

Address.....

Witness.....

If any applicant is unable to supply the evidence as to birth required by the above form the Board may admit him or her as a contributor on production of such evidence as it may think fit.

5. All superannuation allowances payable to officers and/or wages employees shall be paid fortnightly.

6. Before a contributor shall become entitled to a superannuation allowance under paragraph 7 (i) (a) of the scheme he shall submit to the Board the certificates of two medical practitioners to be nominated by the Board and in addition any other evidence which the Board may deem necessary to show that he is incapable of discharging the duties of his office or employment by reason of permanent ill health or infirmity of mind or body.

7. If it shall at any time appear that a contributor has on making his application under clause 3 or clause 4 of this by-law mis-stated his age the following provisions shall have effect:—

(1) The Board may if it thinks proper (unless he satisfied it that the mistake was due to inadvertence) decline to allow him to continue as a contributor and also or alternatively at its discretion forfeit all or any part of his contributions or of any superannuation allowance accrued or to accrue to him.

(2) If he continues as a contributor after his correct age has been discovered then—

- (a) all future contributions made by him and by the Council on his account shall be based on his correct age.
- (b) Where his age has been overstated and the contributions of himself and of the Council on his account have accordingly been too high the excess of those contributions over the correct contributions shall be returned to him and the Council respectively without interest;
- (c) where his age has been understated and the contributions of himself and of the Council on his account have been too low the deficiency of the contributions as compared with the correct contributions shall be paid by him and the Council respectively with interest at 4 per cent. per annum and if his part is not paid by him it shall be recoverable by the Board by action at law or shall be set off against any superannuation allowance which may have accrued or may accrue to him.

If through any oversight any contribution of a contributor is not deducted from his salary or wages such contributor shall pay the contribution to the Board upon demand and if such contributor fails to comply with such demand within seven days the Board shall be entitled to sue for the recovery thereof in a Local Court.

Passed by the Council of the City of Perth at the ordinary meeting of the Council held on the 27th June, 1955.

[L.S.]

J. MURRAY,
Lord Mayor.

W. A. McI. GREEN,
Town Clerk.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

MUNICIPAL CORPORATIONS ACT, 1906-1953.

Municipality of Claremont.

Building By-law No. 123.

1. In pursuance of the powers in that behalf contained in Parts VIII and XV of the Municipal Corporations Act, 1906-1953, the Municipal Council of the Municipality of Claremont doth hereby make the following by-law.

Repeal.

2. All by-laws hereto made by the Municipal Council of the Municipality of Claremont with reference to the matters hereinafter contained are hereby repealed.

Interpretation Clause.

3. In the construction of this by-law, unless the context otherwise required:—

Council.

(a) The word "Council" means the Council of the Municipality of Claremont.

Municipality.

(b) The word "Municipality" means the corporation of the Municipality of Claremont.

Mayor.

(c) The word "Mayor" includes chairman.

Town Clerk.

(d) The words "Town Clerk" mean the clerk of the municipality or any officer appointed to act as such for the time being.

Surveyor.

(e) The word "Surveyor" means the surveyor or engineer for the municipality or other officer authorised to act as such for the time being, and includes building surveyor.

Definitions.

4. (a) The several words mentioned in the sixth section of the Municipal Corporations Act, 1906-1953, shall have the same meaning as is attached to such words by the said section, and the several words mentioned in the third section of the Health Act shall have the same meaning as is attached to such words by the said section.

(b) The word "Act" shall mean the Municipal Corporations Act, 1906-1953, and the words "Health Act" shall mean the Health Act, 1911-1954, and any amendments of either of the said Acts.

(c) The expression "adjoining owner" shall mean the owner or one of the owners, and "adjoining occupier" shall mean the occupier or one of the occupiers of land, buildings, storeys, or rooms adjoining those of the building owner.

(d) "Building" includes shed, stable, outbuilding, workshop, garage, water closet, and any other building whether used for human habitation or not, and means any structure either set on the ground or built into the ground capable of affording protection or shelter from the weather, either roofed or intended or adapted to be roofed and which is enclosed by walls or supported partially or wholly on posts and of open sides.

(e) The expression "bressummer" shall mean a metallic or concrete girder which carries a wall.

(f) The expression "base" applied to a wall having footings shall mean the underside of the course immediately above the footings, or, in the case of a wall carried by a bressummer, above such bressummer.

(g) The expression "basement storey" shall mean any storey of a building which is under the ground storey.

(h) The expression "building of the warehousing class" shall mean a warehouse, factory, manufactory, brewery, or distillery, or any other building exceeding in cubical contents one hundred and fifty thousand (150,000) cubic feet, which is neither a public building, nor a domestic building, nor a building the property of or occupied by or under the control or management of Her Majesty's Government or any department thereof.

(i) The expression "building owner" shall mean such one of the owners of adjoining land as is desirous of building or such one of the owners of buildings, storeys or rooms, separated only from one another by a party wall or party structure, as does, or is desirous of doing, a work affecting that party wall or party structure.

(j) "Curtain wall" shall mean that part of an external wall which is built between the piers and on the footings, or on a bressummer; provided that no curtain wall shall exceed eighteen feet or more than one storey in height.

(k) The expression "cross wall" shall mean a wall used or constructed to be used in any part of its height as an inner wall of a building for separation of one part from another part of a building, that building being wholly in or being constructed or adapted to be wholly in one occupation.

(l) The expression "cubical contents," applied to the measurement of a building, shall mean the space contained within the external surfaces of the walls and the ceilings of the topmost storey, or, where there is no such ceiling, the roof and upper surface of the floor of its lowest storey.

(m) The expression "dwelling-house" shall mean a building used or constructed or adapted to be used wholly or principally for human habitation.

(n) The expression "domestic building" includes a dwelling-house, suite of offices, or any other building, not being a public building or building of the warehouse class, or a building the property of or occupied by or under the control or management of Her Majesty's Government or any department thereof.

(o) The expression "external wall" shall mean the outer wall, when under a main roof, or the outside wall of a habitable room, or the outer wall of the main building or dado walls of a verandah.

(p) The expression "floor area" applied to a building, shall mean the aggregate superficial areas of so many horizontal sections thereof as there are floors in the said building. The horizontal section of each floor shall be made at the point of its greatest surface dimensions, inclusive of external walls and of such portions of the party walls as belong to the building, and also of all verandah and balcony floors, covered ways, and light courts.

(q) The expression "foundation" applied to a wall having footings, shall mean the solid ground or artificially formed supports on which the footings of the wall rest.

(r) The expression "footings" shall mean the extra spread of wall between the base of the wall and the foundation.

(s) The expression "first storey" shall mean that storey of a building which is next above the ground storey, the successive storeys above the first storey being the second storey, the third storey, and so on to the topmost storey.

(t) The expression "ground storey" shall mean the storey of a building to which there is an entrance from the outside on or near the level of the ground, and where there are two such storeys, then the lower of the two: Provided that no storey of which the upper surface of the floor is more than four (4) feet below the level of the adjoining pavement shall be deemed to be the ground storey.

(u) "Habitable Room."—The term "habitable room" shall be held to include every room in which any persons sleeps or eats or carries on his usual domestic business or social vocations or avocations. Laundries, bathrooms, water closet, compartments, serving and storage pantries, and closets, boiler rooms, cellars, corridors and similar spaces used neither frequently nor during extended periods shall be deemed as not coming within the scope of this term.

(v) The expression "height," in relation to any wall, shall mean the measurement taken from the level of the base of such wall to the level of the top of the parapet, or, where there is no parapet, to the level of the top of the external wall, or in the case of gabled buildings, to a level half-way between the base

and the apex of such gable: Provided that where pediments are constructed above the top of the parapet or above the top of the wall, as the case may be, the height of the wall for the whole width of the pediment shall be measured from the base of the wall to a level half-way between the base and the top of such pediment.

(w) The expression "inhabited," applied to a room, shall mean a room in which some person passes the night or which is used as a living room, including a room with respect to which there is a probable presumption (until the contrary is shown) that some person passes the night therein or that is used as a living room.

(x) "Main wall" shall mean that part of an external or party wall which is above the footings.

(y) "Partition wall" shall mean an interior wall of brick, stone, or concrete, the concrete being either plain or reinforced.

(z) "Partition" shall mean a temporary or easily removable structure, made of panel work, wood, framing covered with a metal or other similar material used for the subdivision of spaces inside a building.

(aa) The expression "party wall" shall apply to every wall built or used as a separation of any building from any other building, such buildings being owned and/or occupied by different persons.

(bb) The expression "party fence walls" shall mean a wall used or constructed to be used as a separation of adjoining lands of different owners, and standing on lands of different owners, and not being part of a building, but does not include a wall constructed on the land of one owner, the footings of which project into the land of another owner.

(cc) The expression "party arch" shall mean an arch separating adjoining buildings, storeys, or rooms, belonging to different owners, or occupied or constructed, or adapted to be occupied by different persons, or separating a building from a public way or a private way leading to premises in another occupation.

(dd) The expression "party structure" shall mean a party wall or other structure separating two buildings, which are occupied as separate tenements and approached by different staircases or separate entrances from without.

(ee) The expression "public building" shall mean and include every building used as a church, chapel, or other place of public worship; also every building used for purpose of public instruction; also every building used as a college, public hall, hospital, public concert room, theatre, public exhibition room, or for any other public purposes, not being a building the property of or under the control or management of Her Majesty's Government or any department thereof.

(ff) The expression "residential flat building" or "tenement building" means a room or suite of rooms occupied or designed, intended or adapted to be occupied as a separate domicile, or rented or let as such.

(gg) The expression "square" applied to the measurement of the area of a building, shall mean the space of one hundred (100) superficial feet.

(hh) The expression "shed" shall mean a building to be used solely and entirely as an adjunct to a dwelling-house or domestic building, for the purpose of storing miscellaneous articles connected with such dwelling-house or domestic building.

(ii) The expression "topmost storey" shall mean the uppermost storey in a building, whether constructed wholly or partly in the roof or not, and whether used or constructed or adapted for human habitation or not.

Application, Plans, Notices.

5. Every person intending to erect any building or alter or add to any building within the Municipality of Claremont, shall, before commencing to erect, alter or add to the same, make application in the form provided by the Council in accordance with Schedule II of these by-laws, and deposit with the building surveyor two sets of drawings, showing the plans, elevations, and sections (with full details of structural steel work, and reinforced concrete) of such proposed building, addition, or alteration, together with full and complete specifications in duplicate of the work proposed to be done. One set of such drawings and specifications shall remain in the office of the

building surveyor as a permanent record. A locality plan, showing the position occupied or to be occupied by such building, shall, at the same time, be deposited with the surveyor, which plan shall remain permanently in his custody.

6. All drawings shall be in ink on drawing paper, tracing cloth, or sun print, of at least 15 inches by 22 inches in size. The drawings shall consist of complete plans of every storey, elevations of external fronts and one or more sections, transverse or longitudinal, showing heights of storeys, depths of foundations, level of ground, construction of walls, roofs, floors, etc., all clearly figured and dimensioned in feet and inches; also a locality plan showing location on proposed site, with cardinal or North point, showing the size and shape of the lot on which it is proposed to erect, alter, or make additions to the building, the position of the proposed building, and any building or buildings already on the lot, the relative levels of the lot with the street or way adjoining, and the position and size of any existing drains or sewers, and the position, size and depth and gradients of all proposed drains or sewers, and the position of inlet traps and ventilators. All sizes and positions shall be figured and shown on the locality plan. Existing sewers shall be shown in black full lines and the existing storm-water drains by broken lines thus - - - - -. All proposed drains for sewerage shall be shown in green full lines and the proposed storm-water drains in red full lines.

7. Existing buildings shall be coloured "blue" and proposed new buildings shall be coloured "pink" on the locality plan.

8. The locality plan shall be drawn to a scale of sixteen feet to one inch. General drawings shall be drawn to a scale of not less than eight feet to one inch, and details to a scale of not less than four feet to one inch.

9. When a block plan has already been lodged for the site, the insertion of the new additions or alterations will be sufficient. The existing plan can be seen at the building surveyor's office.

10. All plans, drawings, and specifications, must be signed by the building owner or his duly authorised agent.

11. When plans are prepared and calculated amount of the superimposed or accidental load shall be endorsed on the various floor plans.

12. No person shall commence to erect, alter, or add to any such building until the building surveyor shall have signified his approval of such plans and specifications by stamping the plans and specifications with his official stamp, showing the number of the application, the date of his approval, and his written signature.

13. On the approval of the building surveyor being so given, and on payment of the prescribed fees, a license in the form of Schedule 2 to this by-law shall then be issued by the building surveyor to the building owner or his agent.

14. The scale of fees, more particularly specified in Schedule No. 3 to the by-law, shall be the scale of fees to be paid by owners, builders, or other persons in respect of any orders, licenses, matters and things required or permitted by the said Act or by this by-law.

Departure from Deposited Plans.

15. No person who shall have obtained a "building license" in respect of any building, shall, in the construction of such building, depart from the plans or specifications which have been approved by the surveyor, without his consent in writing having first been obtained, and such alterations or departures from approved plans and specifications shall be drawn, described, and endorsed on and in the plans and specifications.

Permit to Lapse.

16. A permit obtained pursuant to these by-laws shall lapse and be of no effect unless the building for which such permit was granted shall be commenced within six (6) months and completed within 24 months from the date of such permit.

General Provisions—All Buildings

Sites and Foundations of Buildings.

17. No person who shall hereafter erect any house or building shall construct the foundation of any such house or building upon any site or portion of any site which shall have been filled in or covered with any material impregnated or mixed with faecal, animal or vegetable matter, or which shall have been filled up or covered with dust or slop or other refuse, or upon which any

such matter or refuse shall have been deposited, unless and until such matter or refuse shall have been properly removed by excavation or otherwise from such site. Any holes caused by such excavation shall, if not used for a basement or cellar, be filled in with hard brick or dry rubbish or concrete, sand, or other material, to be approved by the surveyor.

(a) Every person who shall hereafter erect a building shall cause the foundations of the walls of such building to be formed on a bed of good concrete not less than nine inches thick and projecting at least four inches on each side of the lowest course of footings of such walls. If the site be upon a natural bed of gravel or sand, concrete may be omitted from the foundations of the walls.

(b) The concrete shall be composed of clean gravel, broken hard brick properly burnt, ballast or other hard material well mixed with cement in the following proportions:—One part of cement to two parts of sand and four parts of stone.

Cavity Walls.

18. External walls of dwelling-houses shall be constructed as hollow walls.

(a) The inner and outer parts of the wall shall be separated by a cavity which shall throughout be a width not exceeding two inches.

(b) The thickness of each part of the wall shall throughout be not less than four and a half inches.

(c) The inner and outer parts of the wall shall be securely tied together with suitable bonding ties of adequate strength formed of galvanised iron, or other non-corrosive metal or earthenware tie blocks in the proportion not exceeding three feet horizontally and at least every fifth course vertically.

(d) No hollow wall of not more than eleven inches in thickness shall be greater in superficial extent than three squares in any one storey unless strengthened by a partition wall, fireplace or projecting pier, to the satisfaction of the surveyor.

General.

Building Alignment.

19. Notwithstanding anything herein contained, and whether a building line has been prescribed or not, no building on any lot between the two nearest street corners to the land or allotment in question and on the same side of the street shall be erected closer to the street than the mean distance which the nearest two existing buildings on the same side of the street are set back from the street boundary.

Conversion of Buildings.

20. Any person converting a building of one class into a building of another class, or using a building of one class as a building of another class, shall comply with all conditions prescribed for such other class.

Materials.

21. Every person who shall hereafter erect any building shall cause all the walls thereof, both external and internal, to be constructed of brick, stone, or other hard and incombustible substances, with the footings resting on the solid ground or on concrete or other solid substructure, or rolled steel or reinforced concrete joists of sufficient strength to carry the load and to the satisfaction of the building surveyor.

Workmanship.

22. Every person who shall hereafter erect, alter, or add to any building shall cause every wall erected in the course of such work which shall be constructed of brick, stone, or other similar substance to be properly bonded and solidly put together with mortar or cement, and shall not suffer the external face of any pier, bay between piers, or any other main wall of a building to be carried up otherwise than truly vertical without any overhanging whatsoever except as may be permitted under this by-law, clause "Projections."

23. Every person who shall hereafter erect, alter, or add to any building shall cause every wall of such building erected in the course of such work, and which may be built at an angle with another wall, to be properly bonded therewith.

Footings.

24. Every person who shall hereafter erect, alter, or add to any building shall construct every wall of such building erected in the course of such work (other than a wall carried on a bressummer) so as to rest upon proper footings. He shall cause the projection of the bottom of every wall on each side of the wall to be at least equal to one-half of the thickness of the wall at its base, unless an adjoining wall interferes, in which case the projection may be omitted where that wall adjoins. He shall also cause the diminution of the footing of every wall to be formed in regular offsets and he shall cause the height from the bottom of such footings to the base of the wall to be at least equal to two-thirds of the thickness of the wall at its base. Provided that in the case of domestic buildings of one storey, in the event of a wall being thickened four inches or more to carry a wall plate, the footings need not project in proportion to, or in respect of, such thickening: Provided that special arrangements and calculations shall be made for footings in the case of steel skeleton and reinforced concrete buildings, and in cases where the concentrated loads are transmitted directly to the footings: Provided that the provisions of this and the three preceding sections shall not apply to buildings erected in pursuance of a license granted under section 311 of the Act.

Height of Storeys and Length of Walls.

25. For the purposes of this by-law the measurement of height of storeys and the height and length of walls shall be determined by the following rules:—

(1) The height of storeys shall be measured as follows:—

- (a) The height of a topmost storey shall be measured from the level of the underside of its floor joists top to a level of the top of the parapet, or, if there be no parapet, up to the level of the under surface of the tie of the roof or other covering, or if there is no tie, or in the case of gables, then up to the level of half the vertical height of the rafters or other support of the roof.
- (b) Pediments constructed on top of walls or on top of parapets shall be included in the topmost storey, and the measurements of same shall be made in accordance with the rule laid down in subsection (v) on the definition clauses.
- (c) The height of every storey other than a topmost storey shall be measured from a level of the underside of the floor joists of the storey up to the level of the underside of the floor joists of the storey next above it.

(2) Walls shall be deemed to be divided into distinct lengths by return walls. The length of every wall shall be measured from the centre of one return wall to the centre of another, provided that such walls are external party or cross walls of the thickness required under this by-law and are bonded into the walls so deemed to be divided.

Under Pinning of Walls, etc.

26. Every person who shall cause the underpinning of walls and chimneys shall cause such underpinning to be built with bricks or stone bedded in cement to the full thickness of the old wall or work, if underpinned in brick, and one-third thicker if underpinned in stone, and with proper footings or to an additional thickness if the increased height of the wall so requires, and shall cause such underpinning to rest on the solid ground or on concrete, or on other solid substructure as the foundation, and shall cause the whole to be executed to the satisfaction of the surveyor.

Wall Thickening.

27. Every person who shall thicken a wall shall cause such thickening to be executed with brick or stone in cement, or cement concrete, properly bonded to the old work to the satisfaction of the surveyor: Provided that, in no case, shall any person thicken any wall except after notice served on the surveyor of his intention so to do.

Description and Quality of the Substance of Walls.

28. Every person who shall hereafter erect a building, unless in compliance with a license granted under section 311 of the Act, shall cause—

- (a) the external walls of every such building, except in the case of concrete buildings, to be constructed of brick, pre-cast concrete masonry units, pre-cast concrete slabs or stone;
- (b) bricks and pre-cast concrete masonry units to be at least nine inches by three and three-quarter inches by two and three-quarter inches.

Bricks to be of good, hard, sound, well burnt quality.

Pre-cast concrete masonry units to be good, sound concrete or cement blocks or bricks complying with the tests set out hereunder. Certificates of the results of such tests signed by the authority carrying out the tests shall be lodged with the building surveyor before building is commenced.

- (i) Selection—Specimens shall be taken at the time of delivery, or, if units are made at the site of the work, at the time of building into the structure and shall be representative of the whole consignment of units from which they are selected.
- (ii) Number—Not more than 17 individual units shall be selected from each consignment of 5,000 units or fraction thereof for testing.
- (iii) Compressive Strength—The compressive strength in pounds per square inch shall not be less than the values given hereunder:—

Based on gross area:

Average of 12 units	....	....	....	1,000
Individual unit	....	....	....	800

Based on net area:

Average of 12 units	....	....	....	1,800
Individual unit	....	....	....	1,450

- (iv) Water Absorption and Moisture Content—The average water absorption and moisture content of the units determined by the method described hereunder shall not exceed the values given below:—

Average water absorption—10 per cent. of dry weight.
Average moisture content—40 per cent. of total absorption.

The test specimens shall be dried in a ventilated oven at 100 deg. to 115 deg. C. and weighed at 24-hour intervals until the loss in weight does not exceed 1 per cent. in a 24-hour period.

The weight of each specimen, when cool, shall be taken as the dry weight. The dry specimen shall then be completely immersed in clean water at room temperature at from 15.5 to 30 deg. C. (60 deg. to 86 deg. F.) for 24 hours. Each specimen shall then be removed from the water, allowed to drain for one minute by placing on a $\frac{3}{8}$ in. or coarser wire mesh, visible surface water being wiped off with a damp cloth, and immediately weighed.

29. Pre-cast concrete slabs to comply with the tests set out hereunder and certificates of the results of such tests signed by the authority carrying out the tests shall be lodged with the building surveyor before building is commenced.

(a) Strength—All concrete used in pre-cast slabs shall develop a cylinder test of not less than 1,700 lb. per square inch at seven days, followed by not less than 2,700 lb. per square inch at 28 days. If required by the surveyor, compression tests may be required on sample cores taken from any suitable portion of any slab or slabs.

(b) Absorption—Not later than 28 days after manufacture the increase in weight of a specimen by the absorption of water shall not exceed 8 per cent. of the dry weight. This absorption shall be carried out as follows:—From the body of each slab selected pieces shall be cut and ground. Each

test piece shall be of the whole thickness of the slab and shall have the original slab surfaces, each having an area of not less than 8 square inches nor more than 20 square inches. The test pieces shall be dried for a period of 24 hours at a temperature of 115 deg. F. They shall then be cooled to room temperature, weighed and submerged in water for a period of 24 hours, at the end of which time they shall be taken out immediately, wiped with dry cloths, and again weighed.

(c) Waterproofing Qualities—The test for water-proofness, which shall be required only in the case of slabs used in single leaf external wall construction, shall be carried out in a room in which the temperature does not rise above 75 deg. F. or fall below 50 deg. F. for the duration of the test. The slab shall be supported in a horizontal position with the surface which will ultimately be exposed to the external atmosphere upwards, and in such a manner that the lower side can conveniently be inspected. An area measuring 24in. by 24in. (or where the dimensions of the slab preclude this, an equivalent area of 4 square feet) shall be enclosed by a dam or bund wall composed of timber and putty, or by some similar method.

This area shall then be filled with water to a depth of 1½in. for a period of 24 hours. At the conclusion of this period there shall be no perceptible signs of moisture on the lower side of the slab, nor shall the appearance of the underside of the slab differ in any way in colour or in any respect from that obtaining before the commencement of the test.

(d) Number of Tests.—Any number of slabs up to one in every 50 or part of 50 may be subjected to test if required by the surveyor.

30. Stone shall be free from vents, cracks, or large sand holes and laid on its natural bed.

(a) Similar material to be used in the proportions of party and cross-walls below the level or surface of the ground and above the road, including the chimney stacks. Cut bricks may be used in arches over recesses and openings in or for facings of external walls.

(b) All brick, pre-cast masonry units and stone work to be put together with lime mortar, composition mortar or with cement mortar. Lime mortar to be composed of freshly burnt lime and clean sharp sand free from earthy matter, and mixed in the proportion of one part of lime to three parts of sand. Composition mortar to be composed of Portland cement, lime and clean sharp sand mixed in the proportions of at least one part Portland cement, and one part lime to six parts of sand. Cement mortar to be composed of Portland cement, or other cement of equal quality, and clean sharp sand, free from earthy matter, mixed in the proportion of at least one part of cement to three parts of sand.

(c) Every wall of such building to have a damp-course composed of materials impervious to moisture, extending throughout its whole thickness at the level of the lowest floor above ground level, and in all parapet walls a similar damp-course immediately above the flashing of the gutter.

(d) Every external wall or enclosing wall of all habitable rooms and their appurtenances, and of all cellars and areas which abut against the earth, to be protected by materials impervious to moisture.

(e) Except as provided for in clause 28 of this by-law, all concrete used in the construction of walls to be composed of Portland cement, or other cement of equal quality, clean sharp sand, and of clean gravel or broken bricks, or stone and clean water, mixed in the following proportions:—One part of cement to two parts of sand and four parts of the coarse material, broken sufficiently small to pass through a two-inch diameter ring. The proportion of the materials to be ascertained by careful measurement, and the first mixing, either by machine or hand, to be done dry before the water is added. The walls to be carried up regularly and in parallel frames of equal height, the surface of the concrete to be well rammed and to be properly cleaned for the next layer of concrete. The thickness of concrete walls to be equal at least to the thickness prescribed for brick walls.

(f) Such portions of concrete party walls and chimney stacks as are carried above the roofs of buildings to be rendered externally with cement mortar.

Rubble Stone Walls.

31. Every person who shall hereafter use stone in coursed or random coursed rubble for the construction of any walls in the erection of any building, shall cause the thickness of such stone walls to be at least one-third greater than is prescribed for brick, and such walls shall not in any case exceed 25 feet in height, nor be less than 14 inches in thickness.

Party Walls.

Height of Party Walls.

32. Every person who shall hereafter construct a party wall shall cause such wall, if in a public building or a building of the warehouse class, to be carried up of a thickness equal to a thickness of such wall in the topmost storey, and, if in any other building, to be carried up of a thickness of at least nine inches.

Above the roof, flat or gutter of the highest building adjoining thereto, to such a height as will give a distance in a public building or a building of the warehouse class, exceeding thirty feet in height, of at least three feet, and in any other building of fifteen inches, measured at right angles to the slope of the roof, or fifteen inches above the highest part of any flat or gutter as the case may be; provided that in dwellings built semi-detached in pairs, the party wall may be made to finish on the underside of the roof covering, which shall be bedded in mortar to the top of such party wall.

Chase in Party Wall.

33. No person who shall hereafter erect a building shall make in any party wall any chase which shall be wider than fourteen inches nor more than four and a half inches deep from the face of such wall, nor shall leave less than nine inches in thickness at the back or opposite side thereof, or which shall be within a distance of seven feet from any other chase on the same side of the wall or within thirteen inches from an external wall. No person shall make any chase in a wall of less thickness than thirteen inches.

Recesses and Openings in External Walls.

34. No person who shall hereafter erect a building shall make any recess or opening in any external wall of such building unless—

- (a) the back of such recess or opening be at the least nine inches thick, and
- (b) the aggregate area of recesses and openings above the ground storey do not exceed one-half of the whole area of the wall of the storey in which they are made.

Recesses and Openings in Party Walls.

35. No person who shall hereafter erect a building shall make any recess or opening in any party wall of such building unless—

- (a) the back of such recess or opening be at the least nine inches thick, and
- (b) over every recess so formed an R.S. joist of sufficient strength shall be inserted, or an arch of at least two rings of brickwork of the full depth of the recess be turned on every storey, except in the case of recesses formed for lifts; but where such recess does not exceed five inches in depth, corbelling in brick or stone may be substituted for the arching; and
- (c) the aggregate area of all such recesses and openings does not exceed one-half of the whole area of the wall of the storey in which they are made, and
- (d) such recesses or openings do not come within 13 inches of the inner face of the external walls.

Open and Closed Areas.

36. In the construction of gratings and frames over areas, no person shall cause or allow any such gratings or frames, whether they be open frames or filled with slabs of glass or lenses, to extend beyond the building line on to the footway in any public street. The maximum length of any such grating or frame shall not exceed six feet, provided that—

- (a) where more than one area grating or such other covering is permitted in the front of one house or building, the division between each shall be not less than nine inches, and shall be formed by a solid piece of hard stone not less than nine inches wide and nine inches deep, such stone to be securely pinned into or to rest upon the brickwork not less than six inches at each end, or by a slab of cement concrete nine inches wide and four inches deep resting on a steel joist securely fixed at each end or supported on steel brackets to the satisfaction of the surveyor, or by a bearer of reinforced concrete; the supports in each case to be calculated to carry a superimposed load of one hundred and fifty pounds per square foot over an area of the full width of the grating and of half the length of the frame on each side of the supporting beam; such curbs shall be fixed to the level of the footways, the gratings and frames shall be securely let into the kerbs and be run with neat cement and not be permitted to open;
- (b) the coverings over area where intended to be closed or filled with glass slabs shall be formed by iron gratings or frames, the bars shall not be more than three inches apart and fixed at right angles to each other; each bar shall have at least one square inch of sectional area, and the spaces between the bars shall be filled with glass at least one inch in thickness;
- (c) no covering of any material or description shall be permitted over any area openings excepting those formed by iron frames filled with slabs of glass or lenses as before described, or Yorkshire flagging four inches thick, or reinforced concrete;
- (d) where any area opening is placed in a right-of-way it shall be formed of two iron gratings and shall contain no slabs of glass or lenses, and shall not project from the building line more than a distance of 18 inches, and, in the case of a right-of-way which is used by vehicular traffic, it shall be raised from the level of such right-of-way at least four inches.
- (e) Every person who forms an entrance to a cellar or basement opening on to a street or way or public place shall cause the same to be formed in the wall, and no flap shall be open in any part of the footpath or road or way or public place; such opening shall be filled with a door of jarrah properly framed, or of iron gratings, and shall be hung to open outwards and shall not project when open more than 18 inches from the building line, and shall be kept closed, except during the time that they are in actual use.
- (f) No person shall construct a staircase which leads from the ground floor to the basement, and the entrance to which is from the outside of a building, unless such staircase shall be at least four feet from the street or way.
- (g) No person shall construct a lift well in any building unless the same be protected and made safe to the satisfaction of the building surveyor.

United Buildings.

37. No person shall cause any buildings to be united except where such buildings are wholly in one occupation or constructed or adapted to be so.

(a) No person shall cause any building to be united if, when so united and considered as one building only, such buildings would not be in conformity with this by-law.

(b) No person shall make an opening in any party wall, or in two external walls dividing buildings, which buildings, if taken together, would contain more than two hundred and fifty thousand cubic feet, except under the following conditions:—

- (1) Such opening shall not exceed in width seven feet, or in height eight feet, and such opening or openings if taken together, shall not exceed one-half of the length of such party wall of such external walls on each floor of the building in which they occur.
- (2) Such opening shall have the door jambs and head formed of brick, stone, or reinforced concrete, and be closed by two automatic wrought iron doors, each one-quarter of an inch thick in the panel, at a distance from each other of the full thickness of the wall, fitted to rebated frames without woodwork of any kind or by wrought iron sliding doors or shutters properly constructed, fitted to grooved or rebated iron frames, or by other approved automatic fire-resisting doors.
- (3) If the thickness of the wall be not less than 24 inches, or the doors be placed at a distance from each other of not less than 24 inches, such opening may be nine feet six inches in height.

(c) Wherever any buildings which have been united cease to be in one occupation, the owner or owners thereof shall give notice to the surveyor, and shall cause all openings in any party wall, or in any external walls uniting such buildings, to be stopped up with brick or stone work not less than 13 inches in thickness (except in the case of a wall nine inches thick, in which case nine inches shall be sufficient) and properly bonded with such wall, and any timber not in conformity with this by-laws placed in the wall shall be removed.

Bressummers.

38. Every person who shall hereafter erect a building shall cause every bressummer in any external, internal, or party wall to be of rolled steel, or iron, or reinforced concrete girder of approved strength, and to have a bearing in the direction of its length of at least six inches at each end upon a sufficient pier of brick or stone, or upon an iron storey post fixed on a solid foundation in addition to its bearing on any party wall or external wall, and he shall also cause such bressummer to have such other storey posts, iron columns, stanchions, or piers of brick or stone or corbels as may be sufficient to carry the superstructure. The ends of such bressummers shall not be placed nearer to each other or the opposite face of the party walls, than four inches, provided that—

- (a) at each end of every metallic bressummer a space shall be left equal to one-quarter of an inch for every ten feet and also for any fractional part of ten feet of the length of the bressummer to allow for expansion;
- (b) every bressummer bearing upon a party wall shall be borne by a templet or corbel of stone or iron tailed through at least half the thickness of the wall and of the full breadth of the bressummer;
- (c) bressummers consisting of more than one joist shall be solidly bolted together, with packing pieces filling in the vacant spaces between the webs of the joists, and shall have such additional plates of sufficient strength, calculated in accordance with the recognised formula, riveted on to the top or bottom flange. Bressummers shall in no case have a less factor of safety than three for dead loads and five for live loads.

Timber in Walls.

39. Every person who shall hereafter erect, alter, or add to any building shall comply with the following regulations:—

- (a) No bond timber or wood plate shall be built into any wall, and the ends of any wooden beam or joists bearing on such wall shall be at least four and a half inches from each other, or from the opposite face of the wall.
- (b) The end of any timber not permitted to be placed on or to have a bearing upon a party wall may be carried on a corbel or templet of stone or iron, or vitrified stoneware, tailed into the wall to a distance of at least nine inches, or otherwise supported to the satisfaction of the surveyor.
- (c) All woodwork fixed in any external wall and frames of doors and windows of shops on the ground storey of any building (except loophole frames or bressumer) shall be set back at least four inches from the external face of such wall.

Parapet Walls.

40. When the external wall of a building is erected on the boundary of its allotment or within three feet of such boundary, then—

- (a) if such building is a public building or a building of the warehouse class, such external wall shall be carried up of a thickness equal to the thickness of such wall in the topmost storey, to a height of at least fifteen inches above the roof, flat, or gutter of such building, and
- (b) if such building is a domestic building, such external wall shall be carried up of a thickness of at least nine inches, to a height of at least fifteen inches above the flashing of the roof or gutter of such building; and any person who shall erect an external wall of any building contrary to the foregoing provisions shall be guilty of an offence against this by-law.

Box Gutters.

41. If any gutter any part of which is formed of combustible materials adjoins an external wall, such wall shall be carried up so as to form a parapet fifteen inches at the least above the highest part of the gutter, and the thickness of the parapet so carried up shall be at least nine inches throughout.

Eaves Overhang.

42. No fascia or projecting eave constructed of inflammable materials shall be carried at a less distance than two feet six inches from the boundary of an adjoining property.

Projections.

43. Every person who shall hereafter erect, alter, or add to any building shall cause—

- (a) all copings, cornices, stringcourses, whatsoever, and corbelled projections of party wall, to be of brick, tile, stone, artificial stone, slate, cement, or other fireproof material;
- (b) every cornice or other projection to be tailed into the wall of the building, and where the projection thereof exceeds the thickness of the wall, to be weighted or tied down. No cornice to project more than two feet six inches over the public way or beyond the face of the external wall.

44. No person shall cause the plinth of any building to project beyond the surveyed building line except as follows, that is to say, plinths not exceeding two feet in height may project two and a half inches into the street beyond the surveyed building line. Where streets are constructed on a gradient the height of the plinth may be varied, if approved by the surveyor.

45. No person shall cause the cornice of any shop front, the piers of which have been built upon the surveyed building line, to project beyond such piers and beyond such surveyed building line, except as follows:—In a street or way of a width not greater than thirty-three feet such projection shall not exceed thirteen inches, and in a street or way of a width greater than thirty-three feet, such projection shall not exceed eighteen inches.

46. No person who shall hereafter erect, alter, or add to any building shall cause any part of the woodwork of any shop-front to be fixed higher than twenty-five feet above the pavement of the public footpath in front of the shop, or nearer than four and a half inches to the centre of the party wall, where the adjoining premises are separated by a party wall, or nearer than four and a half inches to the face of the wall of the adjoining premises, where the adjoining premises have a separate wall, unless a pier or corbel of stone, brick, or other incombustible material at least four and a half inches wide be placed as high as and alongside such woodwork, and projecting throughout at the least three inches in front thereof between such woodwork and the centre of the party wall, or the separate wall, as the case may be.

Bay Windows.

47. Bay windows to any dwelling-house may be erected on the land of the owner of such house, provided that no such bay window shall be erected except subject to the following conditions, viz.:—

- (a) Such windows shall not exceed two storeys in height above the level of the footway;

- (b) shall be in no part nearer to the centre of the nearest party wall than the extreme amount of their projection from the main wall of the building to which they are attached;
- (c) shall not, taken together, exceed in width three-fifths of the frontage of the building towards the street to which such bays face.

Turrets, Balconets, etc.

48. Oriel windows, turrets and balconets to a building may be erected in a street of a width of not less than 40 feet, or where the front wall of such building is at a distance of not less than 40 feet from the opposite boundary of the street: Provided that no such oriel window, turret or balconet shall be erected, except subject to the following conditions, viz.:—

- (a) No part of such window, turret, or balconet shall extend more than three feet from the face of the front wall of such building or more than 18 inches over the public way;
- (b) no part of such window, turret, or balconet shall be less than 10 feet above the level of the footway of the street;
- (c) no part of such window, turret, or balconet (where same overhangs the public way) shall be within a distance of four feet of the centre of the nearest party wall;
- (d) on no floor shall the total width of any oriel windows, turrets, or balconets taken together exceed three-fifths of the length of the wall of the building of that floor.
- (e) Every person who shall hereafter erect, alter, or add to a building shall cause the roof, flat or gutter of such building, and every shop front, bay window, oriel window, turret, balconet, or other similar projection erected in the course of such work to be so arranged and constructed and so supplied with gutters and pipes as to prevent the water therefrom from dropping upon or running over any public way.
- (f) Except in so far as is permitted by this by-law in the case of shop fronts and projecting windows, and with the exception of water pipes and their appurtenances, copings, string-courses, cornices, fascias, window dressings, and other like architectural decorations, no person shall cause or allow any projection from any building to extend beyond the surveyed building line in any street.
- (g) No person shall cause or allow any cornice, stringcourse or other projection on any building to be constructed in such manner as to overlap or project in front of any adjoining property.

Chimneys.

49. (a) Every person who shall hereafter erect, alter, or add to any building shall cause every chimney of such building erected in the course of such work to be built on solid foundations and with footings similar to the footings of the wall against which such chimney is built, unless it is carried on iron girders with direct bearings upon any party wall, external or cross walls to the satisfaction of the surveyor: Provided, nevertheless, that in cases in which it is impracticable to comply with the above provisions, such person may cause any chimney of such building to be built on corbels of stone or other incombustible materials, if the work so corbelled out does not project from the walls more than the thickness of the wall measured immediately below such corbel, and such corbel shall be of approved stone nine inches thick, or reinforced concrete six inches thick, or iron or steel one-quarter of an inch thick, and in either case the full length over the chimney breast and tailed back to full thickness of the wall.

(b) Every person who shall hereafter erect, alter or add to any building shall cause—

(c) An arch of brick or stone to be built over the opening of every chimney constructed in the course of such work to support the breast thereof, and shall support all such arches, except semi-circular ones upon wrought iron bars of sufficient strength, to be built nine inches into the chimney jambs.

Flues.

(d) All flues in such building, constructed in the course of such work, which may be intended for use in connection with any oven, furnace, cockle, steam boiler, or close fire constructed for any purpose of trade or business, or which may be intended for use in connection with any range or cooking apparatus of such building, when occupied as a hotel or eating house, to be surrounded with brickwork at least nine inches thick from the floor on which such oven, furnace, cockle, steam boiler, or close fire may be constructed or placed to a point 18 inches clear of the outside of the roof.

Flues to be Pargeted.

(e) The inside of every flue, constructed in the course of such work, to be pargeted, or lined with fire-resisting glazed piping or stoneware.

Outside Flues to be Marked.

(f) The position and course of every flue which is being constructed in a party wall, if the construction of the building or of the flues and fireplaces on both sides of such party wall be not carried on contemporaneously, to be distinguished in some durable manner by outline marks on the outside of the work as it is carried up.

Chimney Jambs.

(g) The jambs of every fireplace opening constructed in the course of such work to be at least nine inches thick.

Chimney Breast.

(h) The breast of every chimney and the brickwork surrounding every smoke flue constructed in the course of such work, except where otherwise provided in this by-law, to be at least four and a half inches thick.

Back of Fireplaces.

(i) The back of every fireplace opening constructed in the course of such work in a party wall to be at least nine inches thick from the hearth to the height of twelve inches above the mantel.

Flues in Cross Walls.

(j) The upper side of every flue constructed in a cross wall, and carried from the fireplace to an external wall, to be at least nine inches thick.

Thickness of Walls of Flues.

(k) Every chimney shaft or smoke flue constructed in the course of such work, not otherwise provided for in this by-law, to be carried up in brickwork at least four inches thick throughout, to a height of not less than three feet above the roof, flat, or gutter adjoining thereto, measured at the highest point in the line of junction with such roof, flat, or gutter.

Top of Stack.

(l) The highest six courses of every chimney stack or shaft constructed in the course of such work to be built in cement mortar.

Outer Hearths.

(m) An outer hearth to be constructed before every fireplace opening, which hearth shall consist of a slab of stone or other incombustible material at least fourteen inches wide, and six inches longer on each side than the width of such opening. Except on the lowest floor such slab shall be laid on iron bearers or brick trimmer arches, supported by the floor joists. but on the lowest floor may be bedded on a solid built up foundation.

Inner Hearths.

(n) The inner hearth of every chimney erected in the course of such work to be constructed wholly of brick, stone, or other incombustible material, and such hearth, except on the lowest floor, or unless inset in the brickwork of a chimney breast, to be supported by corbelling of brick or stone, or by slate or stone slabs, or by iron girders or other incombustible material; provided that on the lowest floor such hearth shall be bedded on a solid built foundation. In no case shall the least thickness of such inner hearth be less than six inches. No person who shall hereafter erect, alter, or add to any building shall cause or allow:—

Height of Chimneys.

(o) The brickwork or stonework of any chimney shaft erected in the course of such work, other than a chimney shaft of the furnace of any steam engine, brewery, distillery, or manufactory, to be built higher above the roof, flat, or gutter adjoining thereto, than a height equal to six times the least width of such chimney shaft, taken at the level of the highest point in the line of junction, unless such chimney shaft not in the same line with the first-mentioned chimney shaft, or shall be otherwise rendered secure.

Flues against Party Walls.

(p) Any flue to be built in or against any party wall, unless it be surrounded with new brickwork at least four inches thick, properly bonded into the old work.

Cutting into Chimneys.

(q) No person shall cause or allow:—

(a) any chimney shaft, jamb, breast, or flue to be cut into, except for the purpose of repair, or for some one or more of the following purposes:—

- (1) For letting in or removing or altering flues, pipes, or funnels, for the conveyance of hot air, smoke, or steam, or for letting in, removing, or altering smoke stacks.
- (2) For forming openings for soot doors, in which case such openings shall be fitted with a close iron door and frame.
- (3) For making openings for the insertion of ventilating valves, provided that such openings shall not be made nearer than the twelve inches to any timber or combustible substance.

Timber near Chimneys.

(r) (b) Any timber or woodwork to be placed—

- (1) In any wall or chimney breast nearer than four and a half inches to the inside of any flue or chimney opening;
- (2) under any chimney opening within six inches from the upper surface of the hearth thereof.

Wooden Plugs.

(s) No person shall drive any wooden plug into any wall nearer than four and a half inches to the inside of any flue or chimney opening, nor shall any iron holdfasts or other iron fastenings be placed nearer than two inches thereto.

Staircases.

50. Every person who shall hereafter construct or adapt any building for occupation in separate tenements by more than two families, shall cause the principal staircase of such building, which may be used by several families in common, to be ventilated upon every storey above the ground storey by means of windows or skylights opening directly into the external air, or to be otherwise adequately ventilated.

51. Every person concerned in the erection of any dwelling-house not subject to the provisions of the last preceding section shall cause the principal staircase in such dwelling-house to be ventilated by means of a window or skylight opening directly into the external air.

52. Every person concerned in the erection of a building of more than 150,000 cubic feet which is constructed or adapted to be used as a dwelling-house for separate families shall cause the floors of the lobbies, corridors, passages, landings, and also the stairs to be of fire-resisting materials.

Habitable Rooms.

53. No person shall erect or cause to be erected any building which is to contain any habitable room or rooms unless the following provisions are complied with:—

Dimensions.

(a) Every such room shall have a cubic capacity of not less than 800 cubic feet, and shall be in every part at least nine feet in height from the floor to the ceiling, and shall be at least eight feet wide.

Natural Lighting and Air Space.

(b) Every such room shall have at least one window opening directly into the external air, and the total superficial area of such window, or, if there be more than one such window, then the total superficial area of all such windows shall be exclusive of the sash frames and clear of all obstructions, equal to at least one-tenth of the floor area of such room, and every such window shall be so constructed that a portion of it equal to at least one-twentieth of such floor area can be opened, or, if there be more than one such window, then the aggregate of the portions which can be opened of all such windows shall be equal to at least one-twentieth of such floor area, and the opening of every such window shall extend to a height of at least seven feet above the floor level of such room.

(c) For the purposes of subclause (b) a window opening directly into the external air shall be deemed to mean either—

- (1) a window facing directly and without any obstruction on to a public street, road, or way; or
- (2) a window facing on to an air space which shall be without any overhead obstruction, and which shall be enclosed on not more than three of its sides and which, when the building is of one storey only, shall be not less than six feet, and when the building is of more than one storey shall not be less than eight feet in width throughout its whole length and height: Provided that when such window faces the boundary of the allotment upon which the building is erected, then every part of such window shall, when the building is of one storey only, be not less than three feet, and when the building is of more than one storey shall be not less than four feet, measured at right angles from the boundary of the said allotment, and every part of the wall in which such window is situated shall, throughout its whole length in one direction at least from such window, when the building is of one storey only, be not less than three feet, and when the building is of more than one storey, be not less than four feet, measured at right angles from the boundary of the said allotment, and every part of the wall in which such window is situated shall, throughout its whole length in one direction at least from such window, when the building is of one storey only, be not less than three feet, and when the building is of more than one storey, be not less than four feet, measured at right angles from the boundary of the said allotment.

Ventilation.

(d) Every such room, whether used or to be used for the purpose of habitation or for the assemblage of people for any purpose whatsoever, shall be well and properly ventilated by the insertion of air-bricks below the floor and by openings in the sleeper walls, also by inlet ventilators in the walls and by outlet ventilators in the ceiling, or at the top of the wall of such rooms, with sufficient flues and pipes thereto, according to the position and size of each room.

Basement Room.

54. Every basement room having a wooden floor other than a floor constructed of solid wood bedded on concrete shall have a sufficient space between the ground and the underside of the floor to admit of ventilation by means of air-flues formed in the wall, connected with air-bricks or otherwise above the ground level.

Verandah Enclosing.

55. A verandah shall not be enclosed unless the following conditions are complied with:—

- (a) The verandah is not less than seven feet in height from the floor to the lowest part of the ceiling, or if there is no ceiling, to the lowest part of the rafters.
- (b) The average height of the verandah from the floor to the ceiling, or if there is no ceiling, to the underside of the rafters, is not less than eight feet.

- (c) Any enclosure at the outer edge of the verandah above a height of three feet six inches from the floor consists of glazed windows and louvres, and not less than one-half of the total area of such windows and louvres are adjustable glass bladed louvres.
- (d) The total superficial area of enclosed verandah does not exceed the total superficial area of the bedrooms in the house.
- (e) The outer edge of the verandah is at least three feet from the boundaries of the allotment in the case of a building of one storey and at least four feet from the boundaries of the allotment in the case of a building of more than one storey.

Back Buildings.

56. No person shall cause or allow any habitable room to be constructed in any back building when the only window or windows of such room opening into the external air is or are situated in the wall which faces the front building, unless every window of such room be placed not nearer to the opposite wall of the front building than a distance of twelve feet.

Conversion of Buildings.

57. No person shall convert into or use as a dwelling-house, any building or any part thereof not originally built as and for a dwelling-house within the limits of the Municipality, whether built before or after the making of this by-law, without the previous consent of the Council.

Miscellaneous.

Openings under Footways.

58. The owner of any building or premises shall fill up, secure, or remove any cellar ways or openings which may be in or under any footway and are used in connection with or are appurtenant to any such building or premises, whenever ordered by the Council so to do.

Removal of Verandahs.

59. The owner of any building or premises shall, when ordered by the Council so to do, at his own expense remove any verandah, balcony, or other obstruction used in connection with or appurtenant to such building or premises which shall obstruct the footway or street or is dangerous, whether such verandah, balcony, or other obstruction shall have been erected before or after the commencement of the Municipal Corporations Act, 1906-1953.

Lamp Posts, Etc.

60. The owner of any lamp post, telegraph, telephone, electric lighting or tramway poles shall, when ordered by the Council so to do, at his own expense paint the same during such hours and in such manner as the surveyor may direct, and shall at such like expense and when so ordered, remove any of such posts or poles as shall be bent, dangerous, unsightly, or not in use.

Dangerous Fences.

61. No person shall erect any dangerous fence, or shall use barbed wire in the construction of any fence abutting on any public place.

Repairs to Workshops, Etc.

62. The owner or occupier of any building occupied or used as a workshop, workroom, or office which shall be partially or wholly constructed of iron, zinc, or tin shall, once in every three years, or oftener when so ordered by the Council, cause such iron, zinc, or tin to be coated with refrigerating paint.

Barbed Wire.

63. No person shall cause or allow any iron spike or other projection, broken glass, or barbed wire to be placed or fixed on any premises abutting on a street or way.

Manholes.

64. No person shall construct any building without providing convenient means of access to the roof by manholes or otherwise.

Bay Windows.

65. Timber-framed gables to any bay window may be constructed in buildings of the domestic class, and in buildings of other class, if approved and endorsed on the drawings by the building surveyor.

Sky-Lights.

66. All sky-lights in verandahs and buildings and the sloping sides of all lantern lights shall be protected by galvanised iron wire guards securely fixed to the inside thereof.

Verandahs.

67. (a) No person shall erect any verandah over any public footway within the limits of the Municipality of Claremont without having first obtained the consent of the Council, to be signified by the issue of a license in the form of Schedule 2 hereto.

(b) Any person desiring to obtain the consent of the Council to the erection of such verandah shall deposit with the building surveyor a plan, elevation, section, and specification, showing in detail the proposed construction of such verandah and the manner in which it is proposed to secure it to the building to which it is proposed to be attached.

(c) No such verandah shall hereafter be erected unless it conforms, save as hereinafter provided, to the plan numbered 1 (P.W.D., W.A., 27885), which has been settled and approved by the Council and deposited in the office of the building surveyor: Provided that the strength of the materials used in the construction of any such verandah may, subject to the approval of the building surveyor, be varied according to circumstances.

(d) (i) The minimum height of any verandah hereafter erected shall be 11 feet from the top of the kerb to the underside of the signboard. Provided that the Council may in any case or in any specified strut permit a lesser height of not less than 9 feet.

(ii) In the case of sloping ground the height mentioned in paragraph (i) of this subclause shall be measured at the centre of the frontage.

(iii) Provided that if the frontage exceeds 20 feet a break shall be made if so directed by the building surveyor. Provided further that the height shall be not less than 9 feet at any point.

(e) All verandahs in a street shall be erected of a uniform height and width. Subject to the last preceding section, the standard height and width of verandahs in each street shall be fixed by the Council.

(f) In the construction of every such verandah the following conditions shall be complied with:—

- (i) The roof shall be covered with 24-gauge galvanised corrugated iron. the gutters shall be lined with galvanised plain iron not lighter than 24-gauge and shall be of a capacity sufficiently to carry off all rain or storm water. Such capacity shall in no case be less than 27 square inches.
- (ii) Downpipes shall be of 24-gauge galvanised iron, with a minimum area of nine square inches. The inlets from the gutters to the downpipes shall be at least twice the area of the downpipes and shall be funnel shaped. Special provisions shall be made for the head of the downpipes; the lower length of such downpipes shall be 18-gauge at least, and to a height of six feet above the footpath shall be of cast-iron or concrete, and the portion thereof carrying water under the footpath shall be of wrought iron or concrete.
- (iii) The ceiling shall be of ceillite, plain galvanised iron or other approved non-inflammable materials securely fixed to the wood joists, which shall be 4in. x 2in. spaced not more than two feet centres, running parallel with the footpath and secured to the steel framing. All ceilings to be flat and level.

- (iv) The hanging bolts are to be 1½ in. diameter, attached to the framing as shown and securely bolted to the building and provided with a union screw, all quite plain.
- (g) The fascia or signboard of every such verandah is to be framed as shown and covered with 24-gauge galvanised iron neatly fitted over the framing, and a flashing of 5 lb. lead must be fixed over the top as shown.
- (h) Wherever a proposed verandah will abut on to an existing verandah, it shall be so finished as to prevent rain from falling between such verandahs. Provided that when the existing verandah is shorter than the frontage of the building to which it is attached, the person erecting the new verandah shall make the necessary extension to the existing one.
- (i) Wherever the end of a verandah abuts on to the end of a right-of-way, street, or public place, the signboard shall be returned along such end to the satisfaction of the building surveyor.
- (j) No writing, printing, or trade notice of any description shall be exhibited on any portion of the verandah, except on the outer face of the signboard, and/or upon signboards under the ceiling of the verandah securely and rigidly fixed to the framework of the ceiling at right angles to the building line and having a maximum depth of 12 inches and at a distance of 12 feet between one and another.
- (k) The Council may, by notice in writing to the owner of any verandah or balcony supported on posts and projecting over the footway of any street, road or way, require such owner to remove such verandah or balcony within the time specified in such notice not being less than three months from the service thereof, and such owner shall comply with such notice.
- (l) Where any cantilever verandah is erected over any part of a street, road or way and does not comply with the provisions of such clause (e) of this clause the Council may, by notice in writing to the owner of such verandah, require him to either remove such verandah or make it comply with such provisions within the time specified in such notice not being less than three months from the service thereof, and the owner shall comply with such notice.
- (i) No verandah nor any part thereof shall be painted or repainted unless the colours in which it is proposed to paint or re-paint the same shall have been first submitted to the surveyor and his approval thereof obtained in writing.
- (ii) No paper, bill, or calico sign shall be placed or exhibited on any verandah unless the consent in writing of the building surveyor shall have been first obtained.
- (iii) The owner or occupier for the time being of any building against or in front of which there is any verandah, whether constructed before or after the passing of this by-law, shall keep the verandah clean, painted, and in good repair, and it shall be lawful for the surveyor to give notice to the owner or occupier of the said building to clean, paint, or repair such verandah whenever in his opinion such cleaning, painting, or repairing is required.

Classes of Buildings.

68. For the purposes of this by-law, buildings shall be divided into three classes:—

- Class A.—“Domestic class,” which includes all buildings subject to small vibrations and light loading of floors, such as dwelling-houses, residential shops, offices, hotels, private schools, club houses and studios.
- Class B.—“Warehouse class,” which includes all buildings subject to vibrations and heavy loading of floors such as warehouses, factories, mills and places for storage and manufacturing of goods.
- Class C.—“Public building class,” which includes all buildings designed to accommodate an assemblage of people, such as theatres, churches, chapels, assembly halls, museums, libraries, public schools, hospitals, lecture rooms, and other like buildings. In case of doubt, the surveyor shall determine to which class any particular building belongs.

Thickness of Walls—Domestic Class.

69. No external walls in brick, stone, concrete, or cement block shall have less than the thickness prescribed in the following table "A":—

Table "A"—Buildings of Domestic Class.

Length of Wall.	No. of Storeys.	Thickness of Walls in Inches.	
		Ground Floor.	First Floor.
Walls built with lime mortar—			
Not exceeding 30 feet	1	9	—
	2	9	9
Exceeding 30 feet	1	13½	—
	2	13½	13½
Walls built with cement mortar—			
Not exceeding 30 feet	1	9	—
	2	9	9
Exceeding 30 feet	1	9	—
	2	13½	9

Thickness of Walls—Warehouse Class.

70. The external and party walls of buildings of the warehouse class shall be made of not less thickness than that specified in the following Table "B":—

Table "B"—Buildings of the Warehouse Class.

Length of Wall	No. of Storeys.	Thickness of Walls in Inches.		
		Ground Floor.	First Floor.	Second Floor.
Walls built in lime mortar—				
Not exceeding 75 feet	1	13½	—	—
	2	18	13½	—
	3	18	18	13½
Exceeding 75 feet	1	18	—	—
	2	18	18	—
	3	22½	18	18
Walls built in cement mortar—				
Not exceeding 75 feet	1	13½	—	—
	2	18	13½	—
	3	18	13½	13½
Exceeding 75 feet	1	13½	—	—
	2	18	13½	—
	3	18	18	13½

Domestic and Public Buildings.

71. If a public building corresponds in form or structure or disposition with a domestic building, then the rules which obtain for domestic buildings shall apply to such public buildings: Provided that the thickness of all external and party walls and the width of their footings be at least four inches more than is required for similar walls of the domestic buildings; but should such public buildings correspond in form or structure or disposition with a building of the warehouse class, then the rules which obtain for buildings of the warehouse class shall apply to such public buildings: Provided that the thickness of all external and party walls and the width of their footings be at least four inches more than is required for similar walls of a building of the warehouse class.

(a) Should, however, such public building not correspond in form and structure to either a domestic building or to a building of the warehouse class, then such building shall be subject, as to its walls and other construction, to the special approval of the building surveyor.

(b) Where by any of the foregoing rules relating to the thickness of external walls and party walls of domestic buildings, an increase of thickness is required in the case of a wall exceeding sixty feet in height and forty-five feet in length, or, in the case of a storey exceeding in height sixteen times the thickness prescribed for its walls, or, in the case of a wall below that

storey, the increased thickness may be confined to piers properly distributed, of which the collective widths amount to one-fourth part of the length of the wall.

(c) Where by any of the foregoing rules relating to the thickness of external walls and party walls of buildings of the warehouse class, an increase of thickness is required in the case of a wall exceeding sixty feet in height and forty-five feet in length, or, in the case of a storey exceeding in height fourteen times the thickness prescribed for its walls, or, in the case of a wall below that storey, the increased thickness may be confined to piers properly distributed of which the collective widths amount to one-fourth part of the length of the wall.

72. No increase in thickness of brick walls shall be less than $4\frac{1}{2}$ inches.

Residential Flat or Tenement Buildings.

73. (a) No residential flat or tenement building shall be erected in any portion of the municipality, except by consent of the Council.

(b) Every residential flat and tenement building hereafter erected or converted shall be erected of brick, stone, or concrete, and shall be subdivided by party walls, and provided with fire-proof floors, as may be directed by the building surveyor. Staircases leading to the various floors shall be of fireproof materials and shall be enclosed between brick, stone or concrete walls, and shall be not less than four feet in width.

(c) No person shall, except by consent of the Council, and then only subject to such conditions as the Council may impose, convert any existing building or dwelling into a residential flat or tenement building, unless such building shall be made to comply with the conditions herein contained.

(d) If a residential flat building consists of two storeys the dividing floor shall be constructed with reinforced concrete at least four inches in thickness and covered with wood or surfaced with an approved integral surfacing to minimise the passage of impact noises.

Sound Proofness—Thickness of Walls.

(e) The dividing walls (where not of brick, stone, or concrete) and the floors between flats shall be so constructed as to minimise the conducting of sound. Internal walls dividing separate flats or dividing flats from common halls shall not be of less thickness than nine inches.

(i) Internal walls dividing separate flats, if built of terra cotta or other suitable non-combustible materials not mentioned above, carried up from beams from each storey, shall be of double thickness, with a cavity between of not less than two inches.

(ii) Non-combustible materials shall be used in the construction of stairways leading to flats above the ground floor.

Proportion of Site which may be Covered.

(f) The total floor area of any flat or tenement building shall not exceed 50 per cent. of the total site area. No part of a residential flat building shall be erected within 30 feet of a street on which it fronts. There shall be an open space at the rear of each such building, at least thirty feet for the full width of the allotment, free from any obstruction and open to the sky at every point. Also provided that a residential flat building may not be erected nearer to the side boundaries than hereunder prescribed, unless expressly approved by a two-thirds majority of Council.

In the case of habitable rooms—

Single storey	....	....	....	....	....	....	10 feet
Two storeys	....	....	....	....	....	....	20 feet

In the case of non-habitable rooms—

Single storey	....	....	....	....	....	....	4 feet
Two storeys	....	....	....	....	....	....	5 feet

Height of Building.

(g) No residential flat or tenement building shall exceed in height more than one storey above the ground floor.

(h) No residential flat building or duplex house shall be erected unless the land on which it is erected—

- (i) is of a minimum area of 6,000 square feet, and
- (ii) has a minimum frontage to a street of 50 feet, and

(iii) has a minimum depth measured at right angles from the street on to which it fronts of 120 feet, and

(iv) is the whole of the subdivisional lot shown on a plan or diagram registered in the Land Titles Office.

(i) No person on any site on which a residential flat or duplex house is erected shall erect any other building of the domestic class, unless the said site shall be sub-divided so as to provide a separate site satisfying all the requirements of subclause (h) hereof for each of such existing buildings as well as for each of the buildings entitled to be so erected.

(j) The principal entrance of every flat shall lead off a main hallway, driveway or court of access.

(k) No part of a residential flat building shall be erected within 30 feet of a street on which it fronts.

(l) No garage or other out-building apartment to a residential flat building shall be erected closer to the street on which the residential flat building fronts than such residential flat building.

(m) No dividing fence shall be erected in front of a residential flat building so as to divide the frontage of the parcel of land on which such building is erected.

(n) A common hall or passage serving two or more flats shall be not less than four feet in width.

Domestic Offices, Kitchens, Bathrooms, Water Closets, Etc.

(o) Each and every flat shall be self-contained. Comprised in each flat there shall be a bathroom, a water closet and a kitchen, a kitchen sink with running water and connected to a suitable sewerage system.

(i) In every flat containing more than one bedroom, bedrooms shall be separately accessible, and one bathroom and one water-closet shall be accessible without passing through a bedroom.

(ii) In a flat containing not more than three habitable rooms, the water closet may be fixed in the bathroom.

(iii) In a flat containing four or more rooms, the water closet shall be fixed in a separate compartment.

(iv) The minimum width of a bathroom shall be to the requirements of the Health By-laws, and shall be increased by at least 18 inches in width when a water closet is fixed in the bathroom.

(v) The minimum width of a water closet shall be 3 feet with a minimum floor area of 14 square feet.

(vi) The floor surfaces of the bathrooms and water closets on all floors shall be of impervious materials, properly graded to a suitable outlet.

(vii) The height of a bathroom or of a water closet shall be not less than 8 feet from floor to ceiling.

Cellar and Basement.

(p) No cellar shall be designed or adapted or let for occupation as a flat.

(i) No basement shall be designed or adapted for occupation as a flat.

Habitable Rooms.

(q) (i) Every habitable room shall have a cubic capacity of not less than eight hundred cubic feet.

(ii) Every such room shall be in every part thereof at least nine feet in height from the floor to the ceiling.

(iii) Every such room shall have at least one window opening directly into the external air, and the total superficial area of such window, or if there be more than one such window, then the total superficial area of all such windows shall be exclusive of the sash-frames, and clear of all obstructions, equal to at least one-tenth of the floor area of such room, and every such window shall be so constructed that a portion of it equal to at least one-twentieth of such floor area can be opened, or, if there be more than one such window, then the aggregate of the portions which can be opened of all such windows shall be equal to at least one-twentieth of such floor area, and the opening of every such window shall extend to a height of at least seven feet above the floor level of such room.

Garbage.

(r) The owner of every residential flat building shall provide means satisfactory to the Council for conveying garbage to a common receptacle or suitable receptacles for holding garbage until it is removed, and placed for such receptacles in the open air, or in some closed off closet or space so that garbage is free from offence.

Hoods and Vent Pipes.

74. (a) Every gas fire shall be fitted with an approved hood, and provided with a vent pipe not less than three inches in diameter extending at least twelve inches above the roof.

(b) Every gas cooking stove shall be fitted with an approved hood and provided with a vent pipe not less than three inches in diameter

Reinforced Concrete Buildings.

75. Every person intending to erect a building of reinforced concrete shall, in addition to the provisions of section 5 of this by-law, submit detail drawings showing the size and position of reinforcing bars, and specification of the materials and the proportions of same, together with a copy of all the calculations of strength and the superincumbent load for which calculations have been made.

Such detail drawings and copies of calculations shall be in duplicate, and one copy thereof shall remain in the office of the building surveyor as a permanent record.

76. All reinforced concrete buildings shall be constructed to the requirements, and in accordance with the Australian Standard Code CA2-1937.

Structural Steel in Buildings.

77. All such buildings shall be constructed to the requirements and in accordance with the Australian Standard Code S.A.A. Int. 351.

Minimum Design Loads.

78. The minimum loads shall conform to the requirements of the Australian Standard Code S.A.A. Int. 350.

Welding in Buildings.

79. All welding in building construction shall be in accordance with the Standards Association of Australia Welding Code 1939 and S.A.A. Int. Code 352.

Shops.

Minimum Area for Shop Sites.

80. No person shall hereafter erect any shop unless the site for such shop shall be approved by the Council and shall comply with the following requirements:—

- (a) Minimum frontage to a street of 16 feet 6 inches.
- (b) Minimum area 2,000 square feet.
- (c) Minimum width 16 feet 6 inches.
- (d) Minimum depth 40 feet.

Space and Access to Shop.

81. Every shop where a dwelling is not attached shall be so erected as to provide a clear space open to the sky at the rear of such building, not less than 20 feet in depth the full width of the allotment. There shall also be a passage way without the external walls of the building at least four feet in width, and shall be maintained unobstructed throughout its length, giving reasonable access to the back premises and offices of such shop, and for the removal of rubbish and other refuse to a street or right-of-way not less than 10 feet wide.

Minimum Area for Shop and Dwelling.

82. No person shall hereafter build or erect any combined shop and dwelling-house, otherwise than on a site complying with the following conditions:—

- (a) Minimum area 6,000 square feet.
- (b) Minimum frontage to a street 50 lineal feet.

Shop in Front of Dwelling.

83. No shop shall be built or erected in front of any dwelling-house unless conforming to the following requirements:—

- (a) A clear and unobstructed frontage of at least 15 feet to a street shall be retained for such dwelling.
- (b) Light and ventilation in accordance with the requirements of the Health Act and these by-laws shall be provided for such dwelling-house.
- (c) Separate entrances from the street shall be provided for the shop and dwelling.

Fowl-houses.

84. Fowl-houses of not more than one hundred square feet in area and not above six feet in height may be erected at rear of dwelling, provided that the nearest portion of such fowl-house is at least 30 feet away from any building used as or intended for a dwelling, and at least four feet from the boundary of land not in the same occupation.

A fowl-house of a larger area may be erected if, at a distance of at least 50 feet from any street and 40 feet from any dwelling-house and at least four feet from the boundary of land not in the same occupation. They must be of fire-resisting materials approved by the surveyor, and the building shall not be more than seven feet high.

Materials for Garages.

85. Every garage shall be constructed of fire-resisting material unless otherwise approved by the Council. Where fire-resisting sheets are used for walls, framing and dado of approved hardwood may be used.

Position of Garage.

86. No motor garage shall be erected beyond the front alignment of the dwelling-house on the block of ground owned by the same person.

- (a) No person shall erect a garage, shed, or like structure, within 6ft. of a dwelling-house in a residential area.
- (b) In special cases where the physical configuration of the ground precludes the observance of the distance prescribed, the Council may in its discretion grant a special license for the erection within such distance.

Doors of Garage.

87. The doors of a garage when opened shall not encroach on any street, road, or way.

Garages Incorporated with Dwelling.

88. Where a garage is incorporated as part of the main building, it shall in all respects conform thereto, but must have a ceiling of fire-proof material approved by the surveyor.

Garages on Corner Blocks.

89. No garage shall be erected on a corner block unless the following conditions are complied with:—

- (a) Where the garage faces the street frontage of the block, the garage shall not be erected in front of the alignment of the house; or
- (b) where the garage is to be erected in any other position it shall be at least 6ft. from the side street boundary, provided there are no building lots whose frontage faces this side street, in which case the garage shall not be erected in front of the building line applicable to those building lots.

90. All walls of a garage erected on any boundary line shall be a parapet wall, and constructed of brick, stone or concrete at least nine inches thick, strengthened with piers as directed by the building surveyor.

Timber Sizes.

91. The following shall be the minimum sizes of timber used in the construction of dwelling-houses:—

All timber shall be of jarrah or other hardwood, unless otherwise approved by the Council.

Stumps—4in. x 4in., maximum spacing 5ft.

Stumps, if of brickwork—9in. x 9in., maximum spacing 5ft.

Sole Plates—18in. x 6in. x 1½in.

Bearers—4in. x 3in., maximum spacing 5ft. and 6in. clear of the ground.

Floor joists—4in. x 2in., maximum spacing 18in.

Vermin plates—4in. x 2in.

Studs—4in. x 2in., maximum spacing 2ft. centre to centre.

Bracing—2in. x ¾in.

Angle studs—4in. x 4in. or 4in. x 2in. fabricated together.

All studs to be housed into plates not more than ¾in.

Ceiling joists—4in. x 2in., spaced 2ft. centre to centre.

Ceiling joists—3in. x 2in., spaced 18in. centre to centre.

Ceiling hangers—8in. x 1½in., not to exceed 6ft. apart.

Rafters—4in. x 2in., spaced 2ft. centre to centre for tiles.

Rafters—4in. x 2in., spaced 3ft. centre to centre for G.C. iron or asbestos.

Under purlin—4in. x 3in. for tile roofs, no rafters to have an unsupported span exceeding 6ft.

Struts for purlins—4in. x 2in. for lengths not exceeding 4ft.; 4in. x 3in. for lengths exceeding 4ft. at not more than 6ft. intervals.

Collar ties—4in. x 1½in.

Ridges—7in. x 1in.

Hips—8in. x 1in.

Valley boards—8in. x 1in.

Battens for tiles—2in. x 1in.

Battens for G.C. iron or asbestos—3in. x 1½in., not more than 3ft. apart.

Penalties.

92. Where anything by this by-law is directed to be done or forbidden to be done, or where authority is given to any officer to direct anything to be done or to forbid anything to be done, and such act so directed to be done remains undone, or such act forbidden to be done is done, in every such case the person making such default as to such direction and prohibition respectively shall be deemed guilty of a breach of this by-law, and every person guilty of a breach of this by-law shall be liable for every such offence, besides any costs which may be incurred in the taking of proceedings against such person guilty of such offence, as well as any costs or expenses which may be incurred in the execution of the work directed to be so executed and not so executed, to a penalty not exceeding twenty pounds for every breach of any such by-law.

Schedule 1.

APPLICATION FORM.

To the Town Clerk:

As the builder or person causing and directing the undermentioned work to be executed, I hereby apply for a Building License for same.

The following are the particulars of the proposed work:—

Situation of building or structure (or of each if more than one)—

Ward.....
 Claremont Loc.....
 Lot.....
 House Number.....

Intended use of building or structure (or of each if more than one)—

Domestic building.....to be used as.....
 Structure.....of the warehouse class to be used
 as.....

And number of building or structures (if more than one)—
 Public building.....to be used as.....
 Structure.....to be used as.....
 Dwelling No.....
 Rooms, No.....

Additions or alterations to building or structure (or to each, if more than one, if additions or alterations are the subject of notice) and nature of additions or alterations—
 To.....domestic building—
 Additions (if any).....ft. xft.
 To.....building of warehouse class—
 Additions (if any).....ft. xft.
 To.....public building—
 Additions (if any).....ft. xft.
 To.....structure—
 Additions (if any).....ft. xft.
 To.....dwelling-house—
 Additions (if any).....ft. xft.

The nature of the work is.....
 Estimated value.....
 Dimensions of building or structure (or of each if more than one)—
 Area.....ft.; depth.....ft.; width.....ft.
 height.....ft. No. of storeys.....

Owner's name..... Address.....
 Occupiers' name..... Address.....
 Date of commencement of work..... day of..... 19.....
 Signature of person giving notice.....
 Address.....

Schedule 2.

Municipality of Claremont.

BUILDING LICENSE.

No..... Date....., 19....

Granted to.....
 Address.....

Authorising the alteration/erection of certain buildings in.....
 Ward....., Street, loc....., lot.....
 as per application No..... and in accordance with the plans and specifications approved by the surveyor and subject to the provisions of the Municipal Corporations Act, 1906-1953, and by-laws, the sanitary by-laws and all Municipal regulations relating thereto.

Whenever required so to do by the building surveyor, the holder of this license shall produce the approved plans for inspection.

.....
 Building Surveyor.

Schedule 3.

SCALE OF FEES.

	£	s.	d.
(1) Plan forms	0	1	0
(2) For a license for a new building—			
(a) For each square or portion of a square up to 50 squares (minimum fee of £1)	0	5	0
(b) For each additional square or portion of a square up to 100 squares	0	4	0
(c) For each additional square in excess of 100 squares	0	3	0

(3) For a license for alterations or additions to an existing building, with a minimum of	0	7	6
(a) For each square or portion of a square up to 50 squares	0	5	0
(b) For each additional square in excess of 50 squares	0	3	0
(c) For cutting an opening in an external or party wall when no other work is undertaken at the same time	0	10	0
(4) For a license for a verandah awning over a footpath, for each lineal foot measured along the front of the building (minimum £1)	0	1	0
(5) For a survey and report on a dangerous structure	5	0	0

Schedule 4.

VERANDAH LICENSE.

No..... Date.....

This is to certify that the Council consents to the erection by..... of..... of a verandah with the standard plan in front of the premises known as..... situated on part of Claremont Town Lot.....

The verandah shall be..... in length and..... in width.

This license is issued subject to the by-laws for the time being in force regulating the erection and construction of verandahs over public footways, and to the conditions appearing hereunder.

Schedule 5.

FIRE-RESISTING MATERIALS.

- The following materials shall, for the purposes of this by-law, be deemed to be fire-resisting materials:—
1. Brickwork, constructed of good bricks, well burnt, hard and sound, properly bonded, and solidly put together with—
 - (a) good mortar, composed of fresh burnt lime, and shap, clean sand; or
 - (b) good neat cement; or
 - (c) good cement, mixed with sharp clean sand.
 2. Granite and other stone suitable for building purposes by reason of its solidity and durability.
 3. Iron, steel and copper.
 4. Jarrah and other hard timber when used for beams, posts, or in combination with iron, the timber and iron, if in beams, being protected by plastering, or other incombustible or non-conducting external coating.

In the case of doors—jarrah or other hard timber not less than two inches thick.

In the case of stairs—jarrah or other hard timber with treads, strings, and risers not less than two inches thick.
 5. Slate, tiles, brick and terra cotta when used for covering corbels.
 6. Flagstones when used for floors over arches, but not exposed on the underside and not supported at the ends only.
 7. Concrete composed of broken stone, chippings or ballast, and lime, cement, or calcined gypsum when used for filling in between joists or floors.
 8. Any material from time to time approved by the Council as fire-resisting.

Passed by the Council of the Municipality of Claremont, at the ordinary meetings held on the 14th December, 1954, and 11th January, 1955.

A. W. CROOKS,
Mayor.

T. C. BROWN,
Town Clerk.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

MUNICIPAL CORPORATIONS ACT, 1906-1953.

Municipality of Albany.

By-law No. 22 (Buildings)—Amendment.

L.G. 2314/52.

IN pursuance of the powers in that behalf conferred by the Municipal Corporations Act, 1906-1953, the Mayor and Councillors of the Municipality of Albany hereby order that by-law No. 22 (Buildings) be amended as follows:—

1. By deleting the figure "180" in the preamble thereto and substituting the figure "338" therefor.
2. By deleting the figure "18" where it appears in subclause (2) of clause 118 and substituting the figure "16" therefor.
3. By deleting clause 107 together with amendment thereto published in the *Government Gazette* of 11th December, 1953.
4. By inserting after clause 124 a new clause as follows:—

Arcades.

124A. (1) Definition.—Arcade means any area, right-of-way, or passage from which vehicular traffic is excluded, open to the sky or not, on which any structure or shops open on to one or both sides.

(2) Access.—Access shall be provided to all buildings from a covered passage not less than 12 feet wide.

Access passing through, or between, any buildings shall be not less than 4ft. 6in. wide, and shall be arched to the satisfaction of the building surveyor.

(3) Minimum Height of Rooms and Shops.—The minimum height of any ceiling shall be not less than 11 feet from the floor.

(4) General.—All shops shall have a depth of not less than 14 feet. Any structure in an arcade shall preclude hotel bars or any activity which, in the opinion of the Council, will produce unsuitable swill or waste.

(5) Lighting and Ventilation.—(a) Natural lighting from roof or ceiling lights having a minimum area of 1/20th the floor area may be substituted for windows provided that artificial lighting be installed if the area is less than 1/10th of the floor area.

(b) Ventilation to provide 48 square inches of inlet and outlet of uncontrolled ventilation for each 100 square feet of floor area.

(c) Mechanical ventilation may be installed giving 24 square inches of inlet and outlet of uncontrolled ventilation for each 100 square feet of floor area provided that a baffle of at least twice that area be fixed over the openings and giving passage of air one and a half times the ventilation opening.

(d) Where any part of the floor is distant from the nearest window more than twice the height of the head of the window above the floor every such part shall be lighted by roof or ceiling lights or by artificial lighting.

(6) Size of Premises.—Individual premises shall have a frontage of at least 12 feet and a depth open to public access of at least 9 feet with a total minimum depth of 14 feet.

(7) Appearance.—Any arcade shall be developed from a complete plan submitted to and approved by the Council. Shop windows shall have a sill height between 12in. and 30in. from the footpath level, and shall be of uniform height.

(8) Sufficiency of Buildings.—The structure shall conform to the minimum conditions of materials and spacing required by the Council's building by-laws.

(9) License to Construct Arcades.—No license shall be issued until plans have been recommended to the Council by the health inspector and the building surveyor with due respect given to the disposal of rubbish, for services and sanitation, and the plans agreed by the Council.

Passed by the Council of the Municipality of Albany on the 13th day of June, 1955.

[L.S.]

D. G. ROBINSON,
Mayor.

JOHN D. M. DANIEL,
Town Clerk.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

TRAFFIC ACT, 1919.

Murray Road Board.

By-law—Closure Part River Road, Yunderup, to Vehicular Traffic.

L.G. 1790/52.

PURSUANT to an Order in Council issued under section 49 of the Traffic Act, 1919, the Murray Road Board hereby makes the following by-law to have effect within its district:—

1. No person shall drive or ride a vehicle or animal on that portion of River Road, Yunderup, between the North-Western corner of Yunderup Lot 1 and Yunderup Lot 15, Plan No. 4949, Diagram 8979. Penalty: £10.

Passed at a meeting of the Murray Road Board held on the 21st day of July, 1955.

G. BEACHAM,
Chairman.

H. A. SEAR,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ERRATUM.

ROAD DISTRICTS ACT, 1919.

Cockburn Road Board.

IN by-laws published under the above heading in *Government Gazette* (No. 66) of 9th August, 1955, for the first four words in the fourth line of paragraph 17 on page 1873 reading "the secretary of inspector" read "the secretary or inspector."

ROAD DISTRICTS ACT, 1919-1951.

Merredin Road Board.

Merredin Townsite Building Line By-law.

L.G. 415/55.

WHEREAS by virtue of the provisions of the Road Districts Act, 1919, and other powers thereto enabling, the Merredin Road Board doth hereby make a building line by-law as follows:—

1. Building lines are fixed on the North side and on the South side of Mitchell Street starting from the Eastern alignment of Fifth Street and continuing Eastwards to the Western alignment of Mary Street, and at a point 25 links North of the Northern alignment of Mitchell Street and at a point 25 links South of the Southern alignment of Mitchell Street.

2. After the coming into operation of this by-law:—(a) No building shall be erected between the building lines and Mitchell Street; (b) no building already erected of which any part is between the building line and Mitchell Street shall be reconstructed as to such part.

3. The Merredin Road Board is the authority responsible for carrying this by-law into effect and enforcing the observance thereof.

4. Claims for compensation by reason of the operation of this by-law shall be made not later than six months from the date on which this by-law is first published in the *Government Gazette*.

Passed by resolution of the Merredin Road Board at a meeting held on the 12th day of July, 1955.

C. R. DAVIES,
Chairman.

F. A. LAW,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1951.

South Perth Road Board.

By-law No. 6—Area Annexed from Canning Road District.

L.G. 20/52.

PURSUANT to the powers in that behalf contained in the Road Districts Act, 1919-1951, the South Perth Road Board hereby makes the following by-law to be numbered No. 6:—

1. All by-laws now in force under the provisions of the Road Districts Act in the area which was severed from the Canning Road District and annexed to the South Perth Road District by the Order in Council published in the *Government Gazette* on the 10th June, 1955, are repealed.

2. All by-laws of the South Perth Road District shall apply to the whole of such district, including the aforesaid annexed area.

Made and passed by the South Perth Road Board on the 27th day of July, 1955.

R. W. KING,
Chairman.
E. J. JOHNSON,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council, this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1954; AND THE TOWN PLANNING
AND DEVELOPMENT ACT, 1928-1954.

Rockingham Road District.

Amendment to Safety Bay Townsite Zoning By-law.

L.G. 158/54.

IN pursuance of the powers in that behalf contained in the Road Districts Act, 1919-1954, and the Town Planning and Development Act, 1928-1954, and all other powers thereto them enabling, the Rockingham Road Board do make the following by-law:—

The by-laws published in the *Government Gazettes* on the 17th August, 1951, page 2280; the 24th December, 1954, page 2327, and the 25th March, 1955, page 555, are hereby amended as follows:—

Business Areas—Second Schedule—2c.

After the word "road" add "lot 47 L.T.O. Plan 5747."

Passed by the Rockingham Road Board on the 9th day of June, 1955.

N. H. FRANCE,
Chairman.
G. E. BLACK,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council, this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1951.

Harvey Road Board.

By-laws for the Control of Eastwell Park.

L.G. 1673/52.

THE Harvey Road Board, under and by virtue of the powers conferred upon it by the Road Districts Act, 1919-1951, and all other powers enabling it in that behalf, doth hereby order that by-laws for the control and management of the Eastwell Park Estuary Reserves be made as follows:—

1. (a) In these by-laws the expression Eastwell Park shall mean and include any portion of this park consisting of 10 acres situated on the Collie River at the Eastern end of Eastwell Road.

(b) The Road Board shall mean the Road Board of Harvey.

2. No person shall misconduct himself or indulge in any riotous or indecent behaviour or use any indecent or improper language or offend against decency as regards to dress on the park land.
3. No person shall enter upon or remain on the park land when visibly under the influence of liquor.
4. No person shall stick, stamp or paint or otherwise affix notices or advertisements to any post or tree on the park lands.
5. No person shall injure, cut, break, deface, pull up, pick, remove or destroy any tree, shrub, or grass growing on the park.
6. No person shall carry or discharge any firearms or throw or discharge any stone or other missile or set off fireworks or kindle or make a fire on any portion of the Park without the consent in writing of the Board.
7. No person shall deposit or leave on the park land any rubbish, paper, broken glass or china or litter of any kind whatsoever.
8. No person shall allow any animals to stray or feed upon the park land.
9. No person shall camp, lodge or tarry overnight on the park land.
10. Every person who commits any breach of these by-laws shall be liable on conviction to a penalty of £10.

Passed by a resolution of the Board at a meeting held on this 15th day of March, 1955.

R. L. HESTER,
Chairman.
W. R. ECKERSLEY,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council, this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1951.

Harvey Road Board.

By-laws for the Control of Australind Estuary Reserves.

L.G. 1673/52.

THE Harvey Road Board, under and by virtue of the powers conferred upon it by the Road Districts Act, 1919-1951, and all other powers enabling it in that behalf, doth hereby order that by-laws for the control and management of the Australind Estuary Reserves be made as follows:—

1. (a) In these by-laws the expression Australind Estuary Reserves shall mean and include those reserves numbered 18133, 9722 and any portion of those reserves.
(b) The Road Board shall mean the Road Board of Harvey.
2. No person shall misconduct himself or indulge in any riotous or indecent behaviour or use any indecent or improper language or offend against decency as regards to dress on the reserves.
3. No person shall enter upon or remain on the reserves when visibly under the influence of liquor.
4. No person shall stick, stamp or paint or otherwise affix notices or advertisements to any post, tree or memorial on the said reserves.
5. No person shall injure, cut, break, deface, pull up, pick, remove or destroy any tree, shrub, flowers or grass growing on the reserves.
6. No person shall light a fire on the East side of Estuary Road.
7. No person shall deposit or leave on the reserves any rubbish, paper, broken glass or china or litter of any kind whatsoever.

8. No person shall allow any animals to stray or feed upon the reserves.
 9. No person shall camp, lodge or tarry overnight on the reserves.
 10. No person shall carry or discharge any firearms on the reserves.
 11. Every person who commits any breach of these by-laws shall be liable on conviction to a penalty not exceeding £10.

Passed by a resolution of the Board at a meeting held on this 15th day of March, 1955.

R. L. HESTER,
 Chairman.

W. R. ECKERSLEY,
 Secretary.

Recommended—

(Sgd.) G. FRASER,
 Minister for Local Government.

Approved by His Excellency the Governor in Executive Council, this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
 Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1951.

South Perth Road Board—By-law No. 1.

Classification of Districts (Amendment).

L.G. 313/54.

PURSUANT to the powers in that behalf contained in the Road Districts Act, 1919-1951, the South Perth Road Board hereby orders that By-law No. 1 (Classification of Districts), published in the *Government Gazette* on the 31st July, 1936, be amended by adding to the Schedule (Business Districts) the following paragraph, namely:—

Canning Highway, North-West side, lot 8, section 10, location 39 (between Collin Street and Salisbury Avenue).

Made and passed by the South Perth Road Board on the 25th day of May, 1955.

R. W. KING,
 Chairman.

E. J. JOHNSON,
 Secretary.

Recommended—

(Sgd.) G. FRASER,
 Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 16th day of August, 1955.

(Sgd.) R. H. DOIG,
 Clerk of the Council.

CEMETERIES ACT, 1897-1946.

Fremantle Public Cemetery.

Department of Local Government,
 Perth, 17th August, 1955.

L.G. 595/53.

HIS Excellency the Governor in Executive Council, acting under the provisions of the Cemeteries Act, 1897-1946, has been pleased to approve of the amendment by the Fremantle Cemetery Board, in the manner mentioned in the

schedule hereunder, of the by-laws made by the Board under the provisions of the Act and published in the *Government Gazette* on the 24th day of January, 1930, and amended from time to time thereafter.

GEO. S. LINDSAY,
Secretary for Local Government.

Schedule.

Part D of Schedule A (G.G. 24/8/51) of the abovementioned by-laws is amended by substituting the figures "1 1 0" for the figures "15 0" appearing opposite the item "Minister's Fee for each interment."